

PETERBOROUGH
COURT



OVERVIEW

Prime 288,882 sq ft Central
London office development
in a vibrant location

Targeting BREEAM ‘Excellent’
or better, WELL enabled

Now completed

Levels 1, 2 & 3
All enhanced height

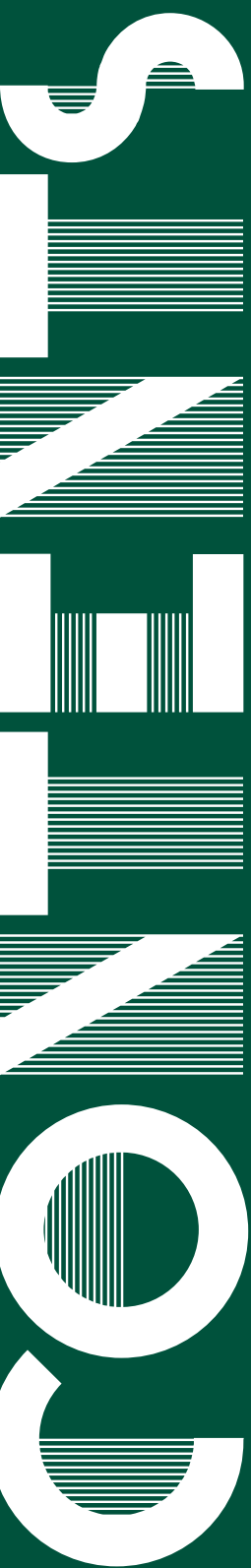
5,000 sq ft of multi-functional
courtyard and pergola

Floors available of
11,711 sq ft and 76,919 sq ft

Sustainably designed to significantly
reduce the whole life carbon

Focus on wellbeing through
the creation of outdoor spaces,
on-site amenity, state-of-the-art
end-of-trip facilities





THE BUILDING

- CGIS
- BUILDING AMENITY
- SCHEDULE OF AREAS
- FLOORPLANS
- SUMMARY SPECIFICATION
- SUSTAINABILITY HIGHLIGHTS



THE AREA

- CONNECTIVITY MAP
- EXCEPTIONALLY CONNECTED
- FLEET STREET QUARTER
- LOCAL AMENITY MAP
- GALLERY
- OVERVIEW



THE TEAM

- CONTACT

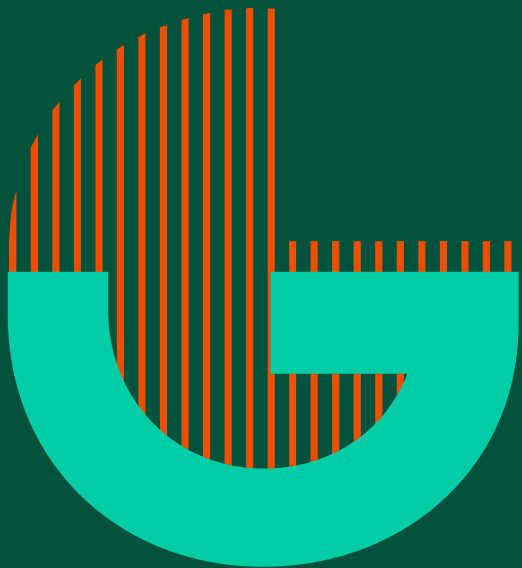




THE BUILDING



GROUND FLOOR



Dual building entrances with opportunity for exclusive entrance on Shoe Lane

Triple height reception gallery

WINE OFFICE COURT ENTRANCE

MAIN ENTRANCE
SHOE LANE

- OFFICE SPACE AND FLEX SPACE - LEVEL 1
- RECEPTION
- ACCESS TO COMMUTER FACILITIES AND EV PARKING
- BRASSERIE
- COURTYARD AND FLEET STREET ARRIVAL
- 135 FLEET STREET RECEPTION - ACCESS TO WORKSPACE AND DESTINATION RESTAURANT

FLEET STREET ENTRANCES





SHOE LANE ENTRANCE



PETERBOROUGH COURT







LONG GALLERY FACING SHOE LANE









AMENITIES

The building boasts a range of diverse in house amenities that will improve the well being and happiness of any tenant. A state-of-the-art gym, library, expansive events auditorium, personal treatment rooms and a recording studio are just some of what is on offer.



MEETING ROOMS



THE COURTYARD AND TERRACING



125 PERSON AUDITORIUM



TREATMENT ROOMS



GYM ON LEVEL -2



WORLD CLASS HOSPITALITY

CASA COMO RESTAURANT

Within the Peterborough Court campus there is a 180 cover ground floor brasserie that opens into the landscaped courtyard, providing a refined yet casual dining opportunity.



INDICATIVE CGI FACING NORTH OF THE CASA COMO RESTAURANT



INDICATIVE CGI OF THE CASA COMO RESTAURANT ON THE GROUND FLOOR OF PETERBOROUGH COURT



KUMO RESTAURANT & BAR

Our 7th floor Asian fusion destination restaurant, operated with our 8th floor open-grille restaurant and our spectacular rooftop terrace bar, with breathtaking panoramic views of London.



INDICATIVE VIEW OF KUMO RESTAURANT ON LEVELS 7, 8 AND 9

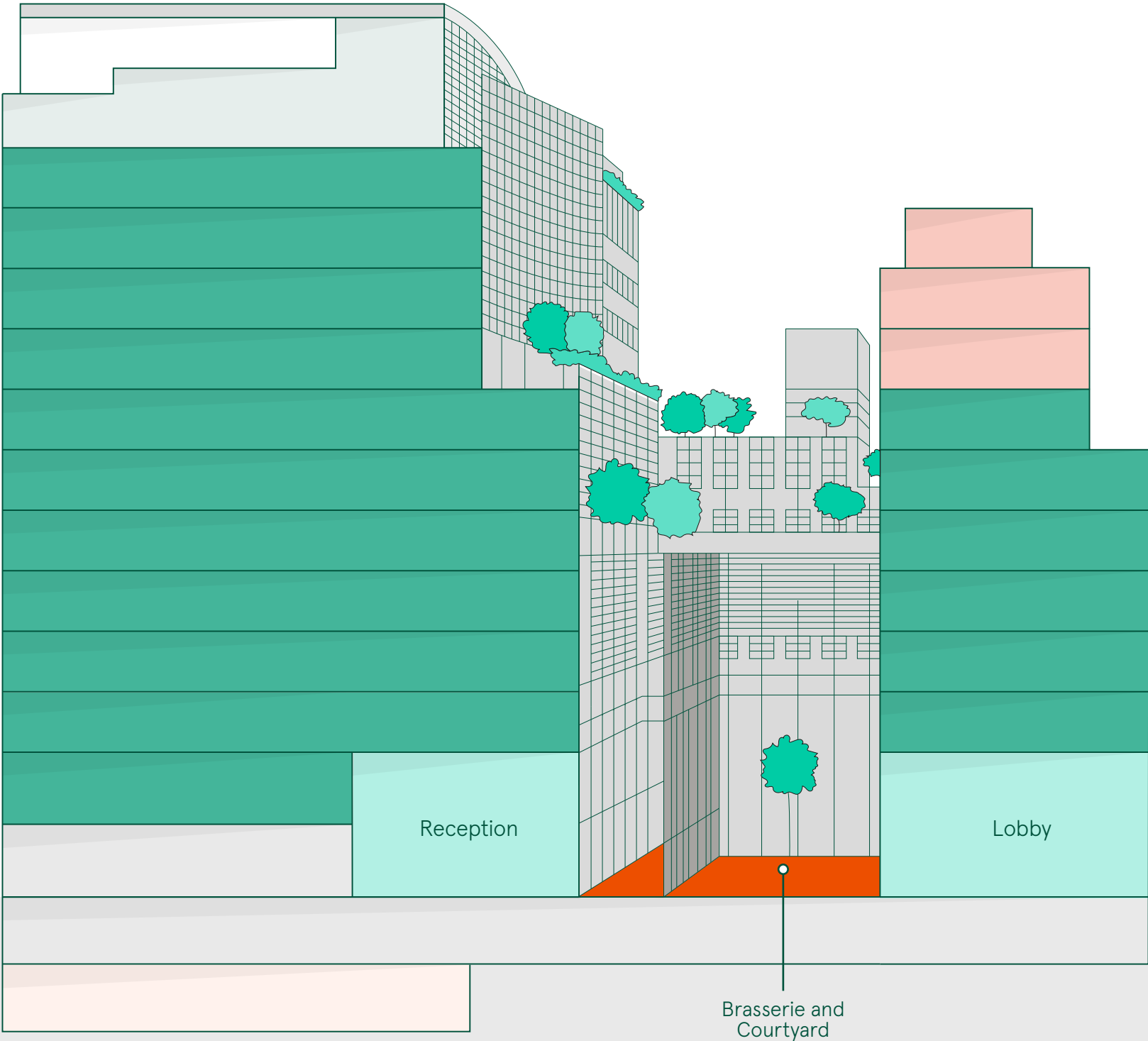


VIEW OF OUR SUPERB ROOFTOP BAR WITH VIP TERRACES

PETERBOROUGH COURT

DANIEL HOUSE

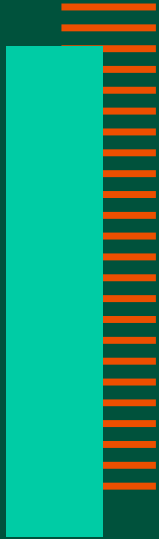
	Use	NIA (sq ft)
11	Office	Morgan Lewis
10	Office	Morgan Lewis
9	Office	Morgan Lewis
8	Office	Morgan Lewis
7	Office	Itochu
6	Office	Daiwa Capital Markets
5	Office	Just Group
4	Office	Just Group
3	Office	32,593
2	Office	32,555
1	Office	11,771
G	Reception	-
-1	End of Trip	-
-2	Amenity	-
TOTAL AVAILABLE		76,919



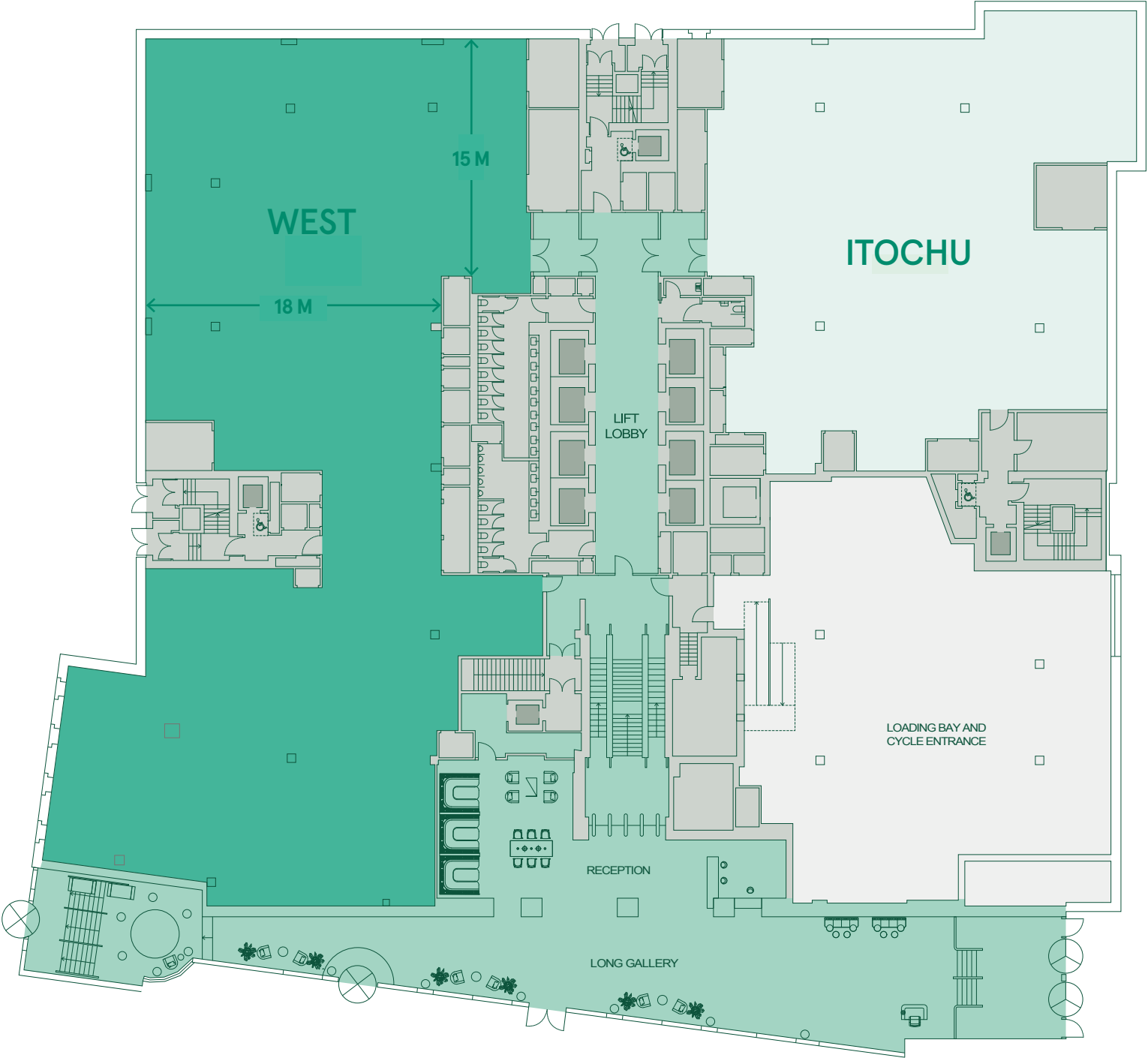
Terrace/Courtyard (sq ft)	NIA (sq ft)	Use	
—	—	Restaurant	9
—	—	Restaurant	8
—	—	Restaurant	7
Terrace	3,417	Office	6
Terrace	5,792	Office	5
Terrace	6,255	Office	4
—	6,277	Office	3
—	6,278	Office	2
—	5,380	Office	1
		Lobby	GROUND
33,399		TOTAL	



LEVEL



WEST
11,711 SQ FT
EAST
LET

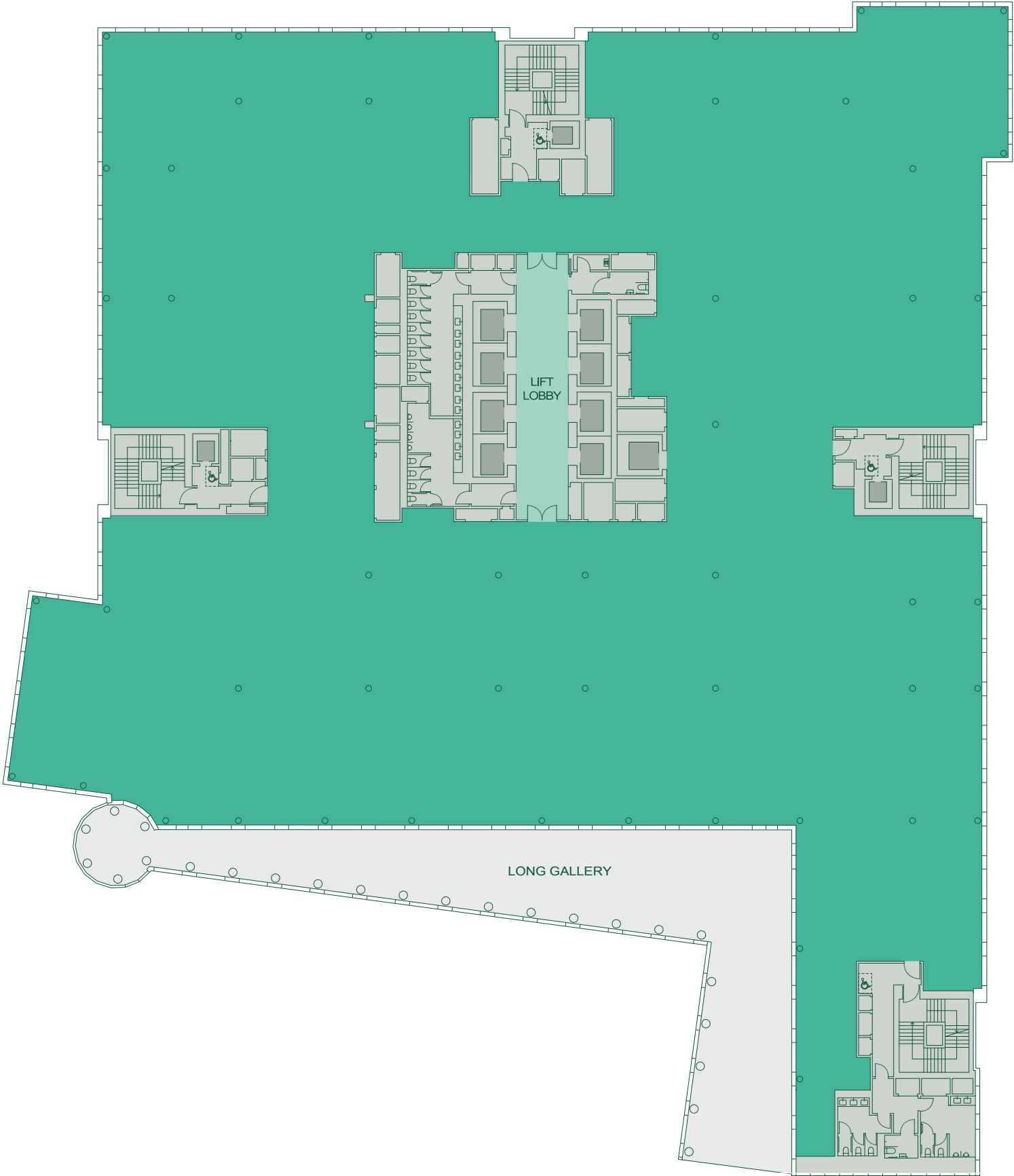


LEVEL



OFFICE
32,555 SQ FT

COMPLETED TO A CATEGORY A CONDITION

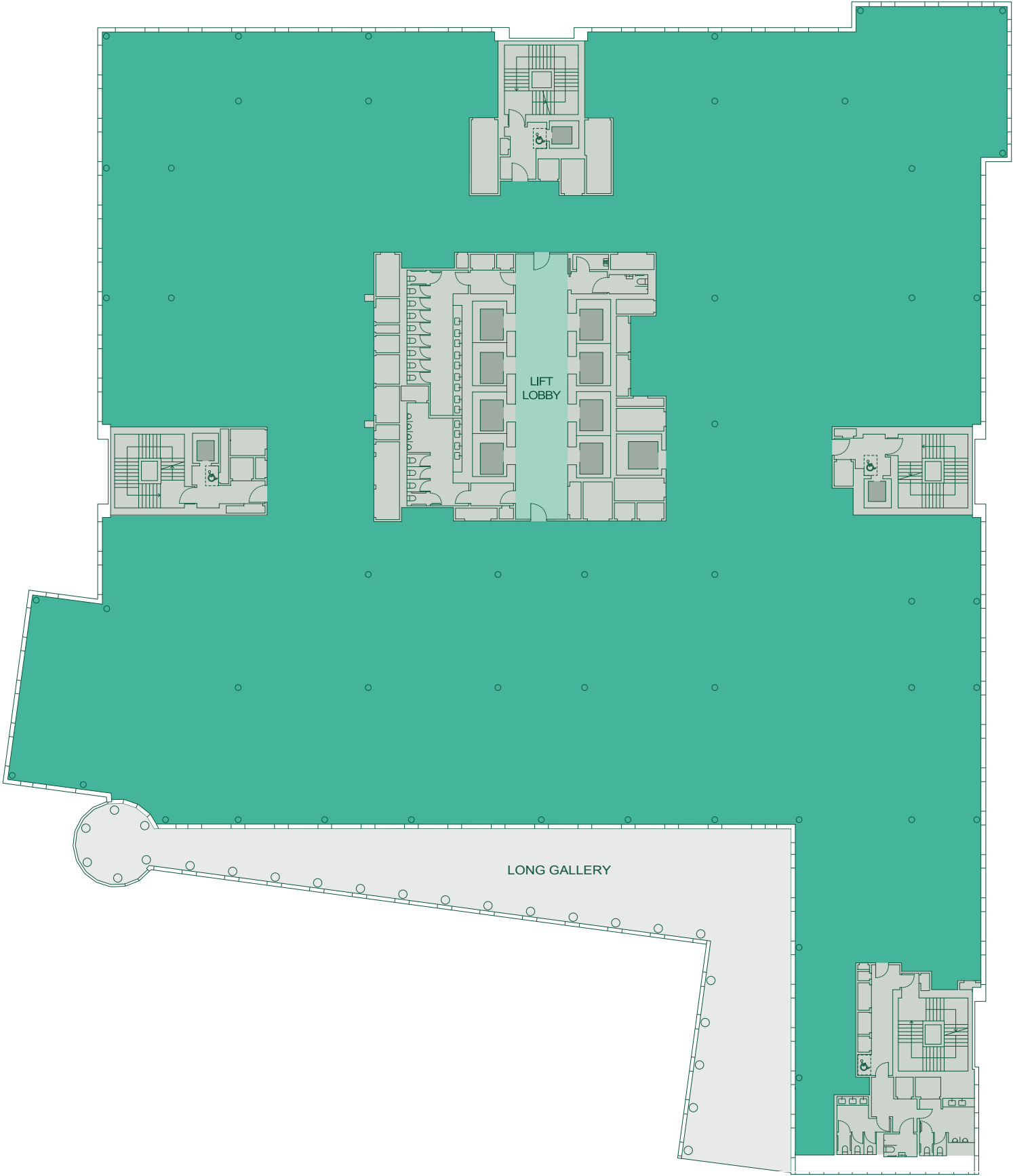


LEVEL



OFFICE
32,593 SQ FT

COMPLETED



LEVEL



PARTNER OFFICES: 45 (4P Meeting Room)
WORKSTATIONS: 280
RECEPTION: 1

CLIENT SUITE

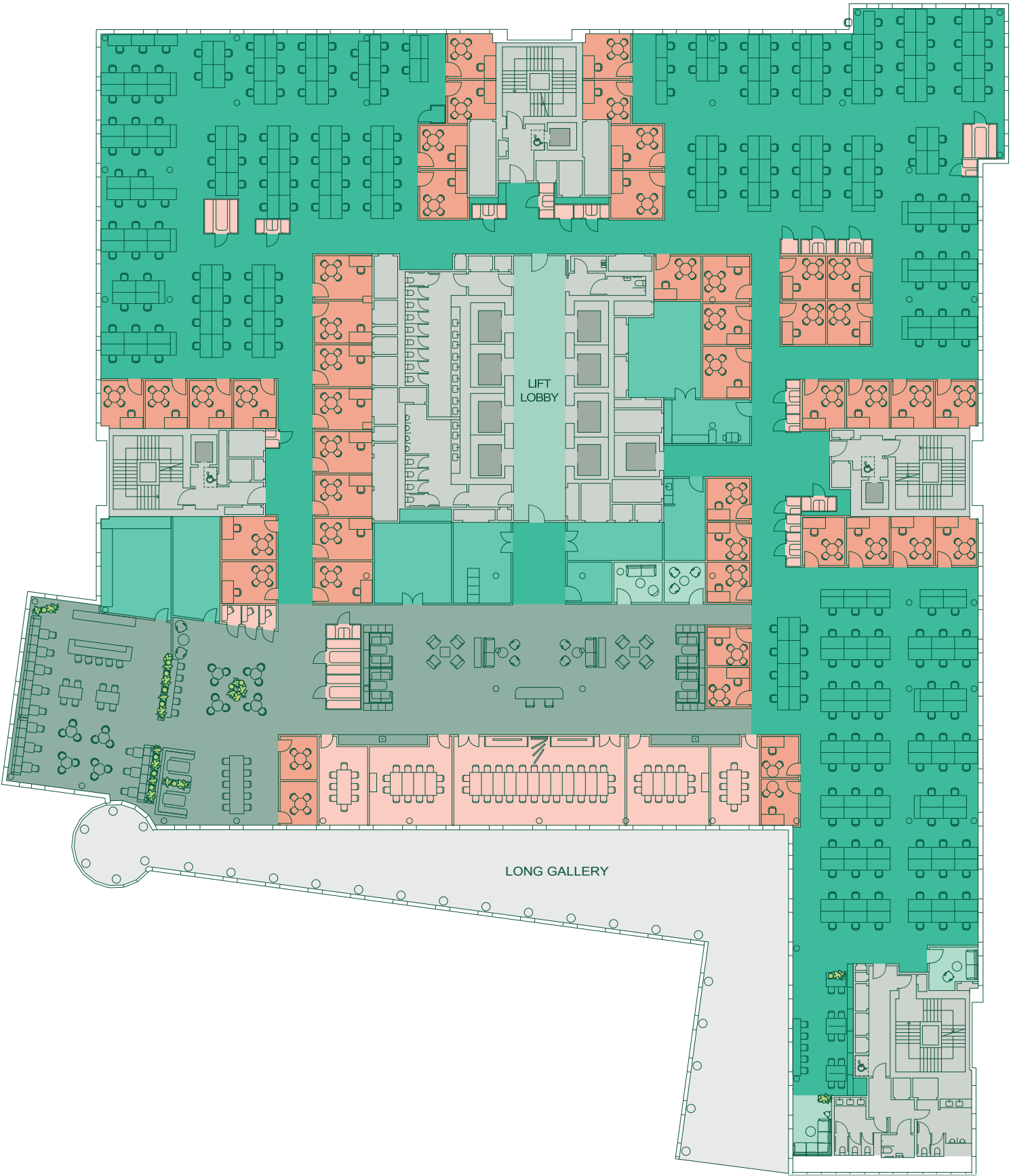
- 3P Meeting Room: 3
- 4P Meeting Room: 2
- 8P Meeting Room: 2
- 12P Meeting Room: 2
- 28P Boardroom: 1
- Small Kitchenette: 1

AGILE WORKSPACE

- 2P Call Pods: 10
- 1P Call Pod: 11
- 4P Focus Booth: 4
- 4p Nook: 4
- Focus Desks: 5

SUPPORT SPACES

- Open Kitchen: 1
- Prep Kitchen: 1
- Print Room: 1
- Print Nook : 1
- Store: 1
- Multifatih: 1
- Wellbeing Room: 1
- Quiet Working Area: 14









INDICATIVE FITOUT WITH RAFT CEILING (LEVEL 4 SHOWN)

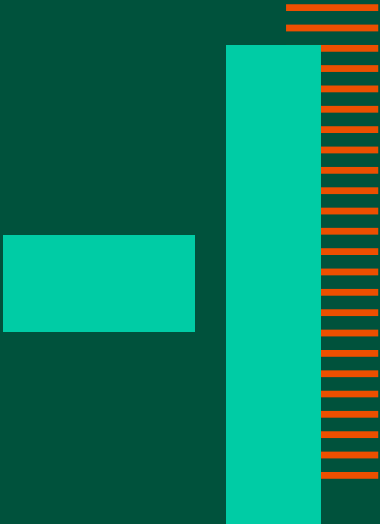




INDICATIVE FITOUT WITH RAFT CEILING (LEVEL 4 SHOWN)



LEVEL

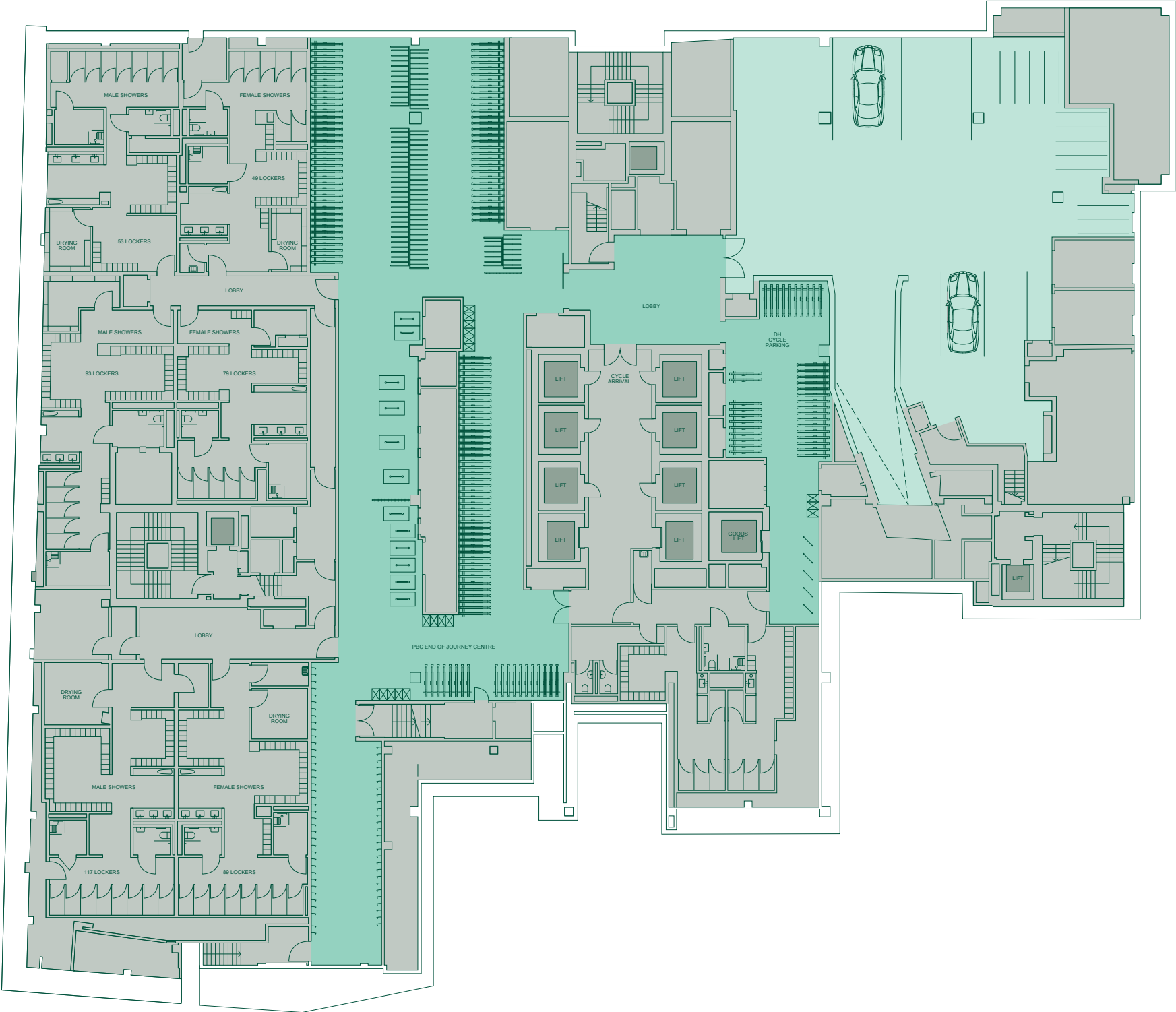


CYCLE PARKING

- A number of EV points to be installed
- 450 cycle spaces
- 2x cycle repair stations

CHANGING FACILITIES

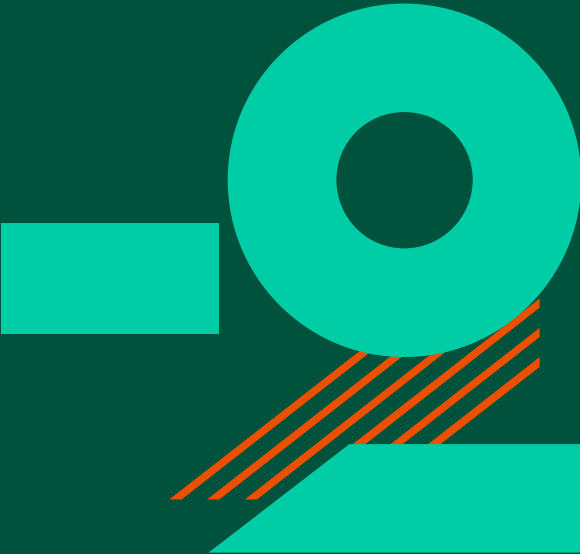
- 480 lockers
- 52 showers
- 6x accessible WC, beauty bar and washbasins per changing room
- Linen service and drying room







LEVEL



FACILITIES

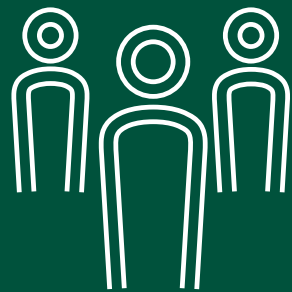
- Town Hall Auditorium seating 60 people
- Flex Space

GYM

- Class Studio
- Female lockers and showers
- Male lockers and showers
- Accessible showers
- Capacity for 60 people



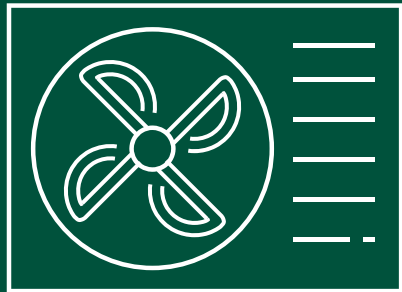
SUMMARY SPECIFICATION



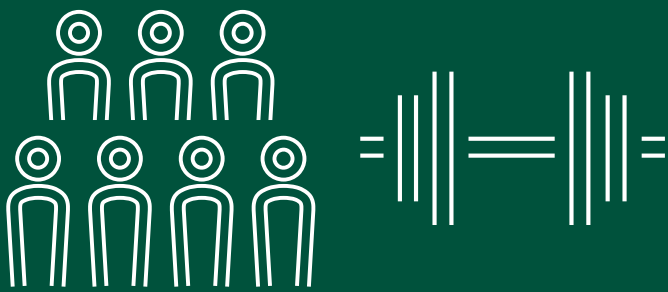
Designed to occupy
at 1:8 sq m / person



Brand new centralised
plant serving a four pipe fan
coil system



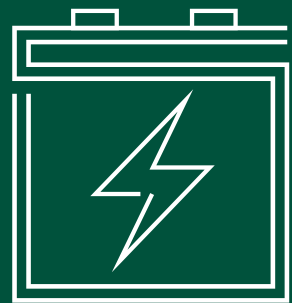
High efficiency air
source heat pumps



Amenities include a
125 seat auditorium & gym



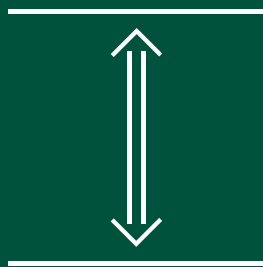
All electric
building



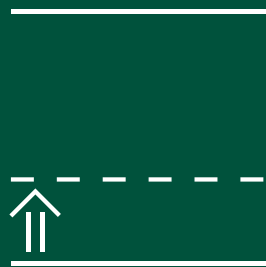
2 x 1.5MVA standby
generators, 1 of which
for occupiers



Dual Power provision
to Bankside station
(5MVA capacity HV supply)



Floor-to-ceiling heights
L2/3: 3.0m+
L1: 2.7m



Raised floors
150-300mm
(overall)



Diverse telecomms
intake rooms &
diverse risers



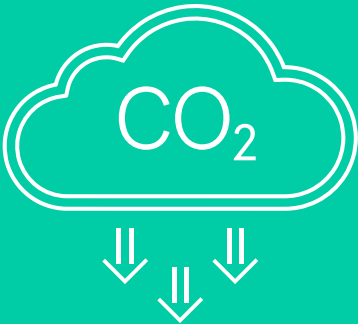
SUSTAINABILITY HIGHLIGHTS



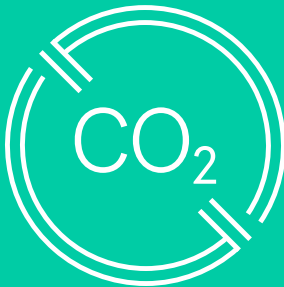
EPC B



Wiredscore
Platinum



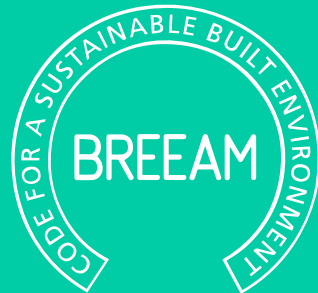
Saving 40% less lifetime
embodied carbon
in comparison with
industry targets



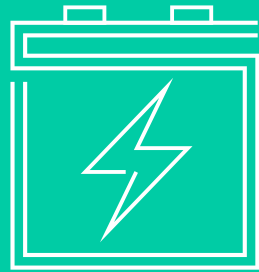
Net zero operational
carbon enabled



High efficiency, new
auxiliary systems



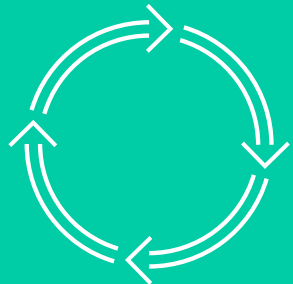
Targeting BREEAM
Excellent (2014)



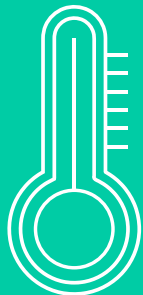
Standby generators
fuelled with HVO



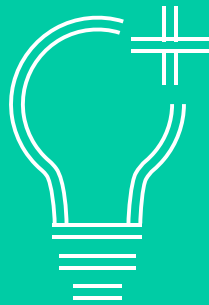
x5 new high efficiency
air source heat pumps



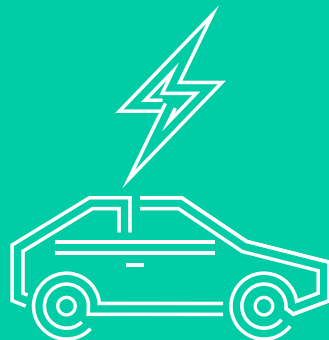
Reuse and
transform strategy



Overheating
assessment



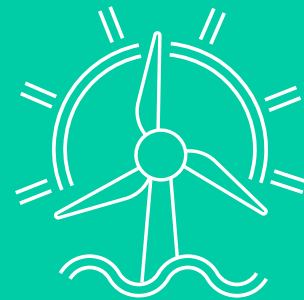
High efficiency
lighting and passive
infrared sensors



Electric vehicle
charging



WELL enabled,
targeting Platinum



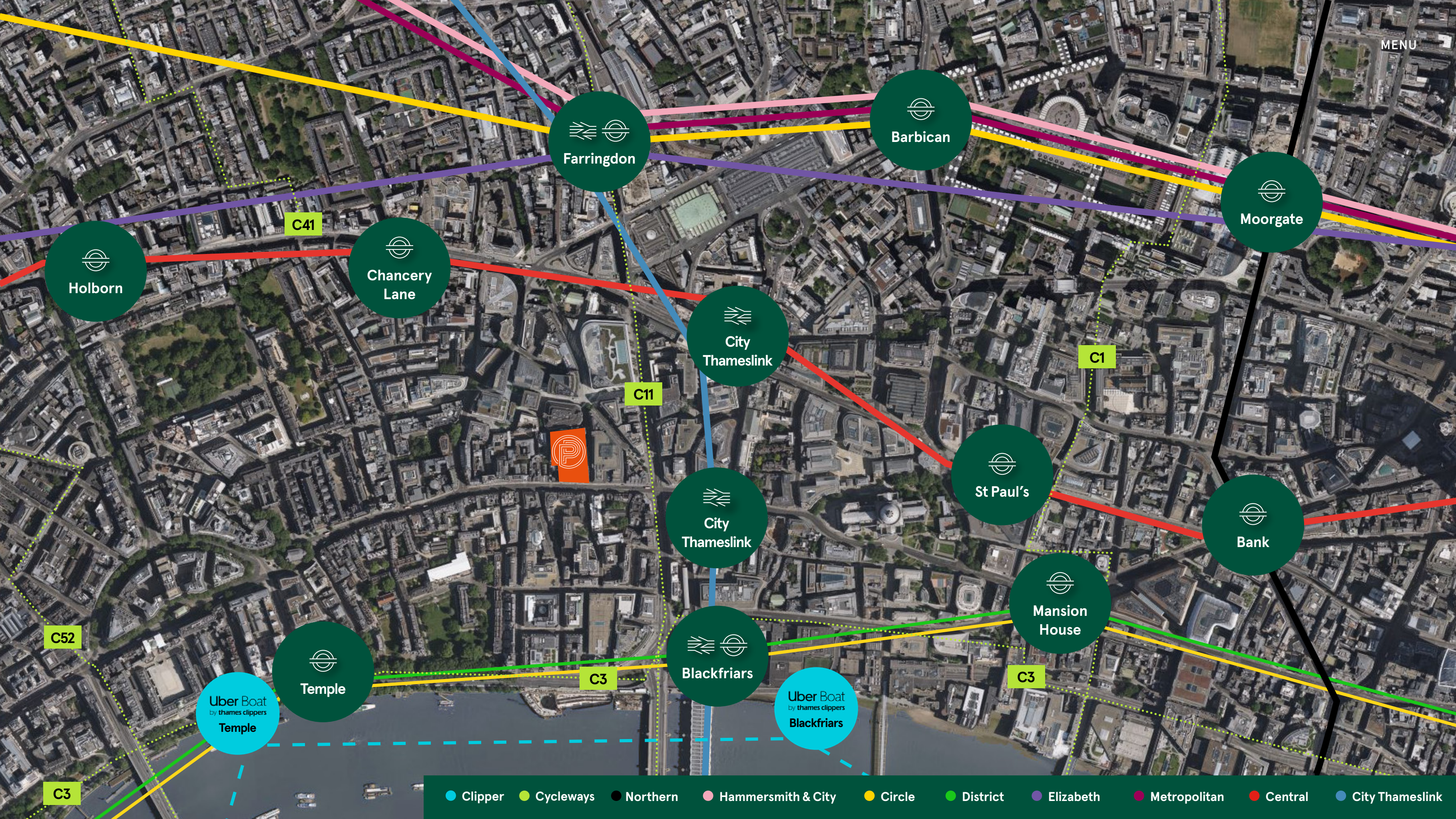
Uses traceable
electricity that is 100%
generated from wind,
solar & hydro sources



THE

AREA

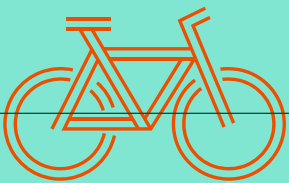




EXCEPTIONALLY CONNECTED

WALKING TIMES

9 MINS	to City Thameslink	
5 MINS	to Blackfriars	
6 MINS	to Chancery Lane	
7 MINS	to St Paul's	
9 MINS	to Farringdon	
10 MINS	to Holborn & Thames Clipper (Blackfriars Pier)	
13 MINS	to Temple	



ELIZABETH LINE




MOMENTS FROM CYCLE
SUPERHIGHWAYS
CS3 AND C6

FLEET STREET QUARTER

With Fleet Street at its heart and embracing **exciting and diverse** areas such as Chancery Lane, Holborn, Ludgate Hill and New Street Square, the Fleet Street Quarter is shaping into **a thriving place to live, work, and visit.**

Fostering inclusion, diversity, innovation, celebrating culture and working to deliver a green and sustainable business district.

Fleet Street Quarter is creating a strong business collective, to provide a powerful voice for local businesses, enhance the physical environment, inject new energy into the area, and create a safer and cleaner destination for all.

The ongoing evolution of Fleet Street Quarter will see the new Courts building on Fleet Street and a new Salisbury Square at its heart. River Court features an exhibition space on its history of writing and communication, as well as a free-to-access 'pocket park' on its roof.



FLEET STREET TRANSFORMED

Gensler has unveiled £80m plans for a **'radical' transformation of the public realm** around the Fleet Street area of the City of London. With the aim to create a **dynamic 24/7 working, cultural and visitor destination**.

The proposals span 34 public realm sites and include overhauling Ludgate Circus, Holborn Viaduct and Fleet Street itself to **improve the experience of pedestrians**.

'Fleet Street Quarter's Era of Change', aims to create **3,000sq m of additional pedestrian space**, a 75% increase in seating space, double plant and animal biodiversity and double the amount of **safe cycling routes**.





lucky voice

Guido's

THE KNIGHTS
TEMPLAR

113 | Chancery
Lane



BARANIS

BRASSERIE
BLANC

GAUCHO

The
OLD BANK OF ENGLAND



PRESS COFFEE & CO

THE
DEVEREUX

COCO
DI MAMA

NEW STREET
SQUARE

YOLK

NATURAL KITCHEN

garbanzos



EDITOR'S TAP



Fitness First



pilpel



java java

PAUL



itsu



CORD
by
LE CORDON BLEU

COCO
DI MAMA



PUNCH TAVERN

CITY OF
LONDON
DISTILLERY



HUMBLE
GRAPE



Indian City

chi
noodle

COSTA



THE GLEAN

Jamies



THE
HARROW



JD
Cafe



HARRILD & SONS

★ PRET ★
CAFFÈ
NERO

The
WHITE
HAUS



NKORA



Pure.

Poppins
eatviêt

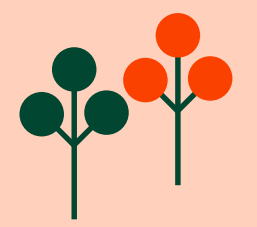
ROSSLYN

LEON

OZONE COFFEE



CITY
THAMESLINK



THE BEST PLACES TO EAT & DRINK



THE REFINERY



NATURAL KITCHEN



CHOP HOUSE



BLANK STREET COFFEE



YE OLDE CHESHIRE CHEESE



NEW STREET SQUARE



CORD

WHERE

EAST

MEETS

WEST



A NATURAL WORLD ON YOUR DOORSTEP



INNER TEMPLE



LINCOLN'S INN FIELDS



LINCOLN'S INN FIELDS



MIDDLE TEMPLE



DILMON

Peterborough Court is owned by Dilmon, a private family office.

THEIR KEY GLOBAL ASSETS INCLUDE:



One Wall Street



CLARIDGE'S

CLARIDGES,
W1

Dilmon is the majority shareholder in Maybourne Hotel Group, the owner of Claridge’s, the Connaught, and the Berkeley in London.



THE EMORY
LONDON

THE EMORY,
OLD BARRACK YARD, SW1

Owned by Maybourne Hotel Group, newly completed 60 all-suites hotel designed by RSHP.

ONE WALL STREET

ONE WALL STREET,
MANHATTAN

Owned in a JV with Macklowe Properties, this is a major new luxury apartment rebuild of a 1925 landmark.



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courtyard and pergola

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end-of-trip facilities



THE TEAM

ORIGINAL ARCHITECT



ARCHITECT



INTERIOR DESIGN



MAIN CONTRACTOR



GET IN TOUCH



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DISCLAIMER

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Issued Q2 2026.

DISCOVER MORE AT [PETERBOROUGHCOURT.COM](https://peterboroughcourt.com)

